

The prices for agricultural land in Romania will double or triple in the next years.

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Romania has 9,7 million hectares and only 30% are used at this moment. Romania is currently supporting the restructuring of its agricultural industry towards a market economy. Only small changes in land use are expected. Self-sufficiency in cereals is expected to increase, consolidating their net export position. In the livestock sector, poultry and pig numbers are expected to recover somewhat, production being boosted by an increasing domestic demand and the availability of cereals on the domestic market. Overall agricultural self-sufficiency will slightly increase and the agriculture and food trade balance will turn positive.

How can we invest in agriculture in Romania and what will be our profit ?

The prices of wheat keeps growing on a global scale in a global market.

The cost for operations keeps growing in agriculture in the Benelux and Germany.

So if we can produce at a low cost by delocalization to Romania we will gain a lot of money and substantially increase our profit margin.

If we can combine the investment with an investment in agricultural land in Romania that will double or triple in price we have a good investment with a high yield.

In western Europe, acquiring any surface of farmland can be an administrative hassle (to say the least), more expensive, and large surfaces can be difficult to find. Romanian agricultural legislation is more flexible.

European subventions are another reason: 50%-70% of the investments made on equipment, buildings, or modernisation of an agricultural operation is paid by European funds and a subvention of more than 100€ per hectare per year (for cereals, different amounts for different types of crops).

The risk is the management of the operations not the investment idea and the land behind it.

The price for 1 hectare of Agricultural land in Romania is between 1000 and 2000 Euro per individual hectare at this moment. The prices will triple in the next years until 6000 Euro /hectare in some specific regions in Romania. The information comes from the EVD, agency of foreign affairs in Holland.

“We have Agricultural land for sale at 1000 Euro/hectare (prices VAT not included)”

How to buy Agricultural land in Romania.

Have you tried but failed to find large surfaces of farmland for sale at a reasonable price in Romania? Please read on in any case... most proposals are fake and behind them you will find a lot of hidden problems. We have 9 years experience in the market and we act by doing it and we are leading by example in Romania and Romanian agricultural investments.

It is virtually impossible to find large parcels of farmland for sale in Romania with a good price and the legal paperwork in a condition that you can buy without risks.

According to tradition, Romanian owners have been dividing their property into equal shares between their heirs. Today, a multitude of small surfaces ranging between 0.1 ha and 10 ha result from so many divisions, generation after generation. Larger surfaces are quite rare.

How to acquire large surfaces of agricultural land in Romania:

1/ Through a process called "comasare" in Romanian. It signifies the re- groupement (or consolidation) of many small plots of land into one larger surfaces.

2/ By purchase of land already consolidated. Real offers are rare, and more expensive when they exist. On the other hand, these properties can be purchased within a very short time frame (if and when real offers exist).

To consolidate a surface of 1000 hectares for example, you may have to purchase the properties of 500 to 900 separate owners. The procedure can last a few months, depending on the number of sellers involved and their availability to go sign the documents at the notary's office. The buyer, or an agent of the buyer, must remain available to make payment each time a plot is purchased.

We have identified consolidation zones and we have found clients that already own the land in volumes of 1-500 hectares and more.

So we gain 1 year of hard work offering the desired surface potential and other buyer-defined criteria.

We start the operations and transfer of the property rights in collaboration with the local authorities, cadastral specialists and experts and start registering the plots for your company.

Efforts to regroup the purchased plots into larger surfaces are carried out on a continual basis right from the beginning and we start with plots that are already bought to gain time and money (30% savings on operations !).

When the agricultural land in Romania is consolidated, the value of your farmland will have instantly increased by at 50%.

If you wish, you may opt to sell part of the land to reimburse your acquisition cost.

We are at disposal for further information on agricultural land and farming in Romania.

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